

117.0

0002

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

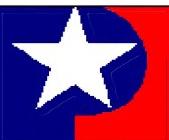
603,900 / 603,900

USE VALUE:

603,900 / 603,900

ASSESSED:

603,900 / 603,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKEOWN ELEANOR G+ROBERT K
Owner 2:	TRUSTEES/THESDA ST RLTY TR
Owner 3:	

Street 1: 82 THESDA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Aluminum Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	204,900		399,000	603,900		75402
							GIS Ref
							GIS Ref
							Insp Date
							09/19/18

PREVIOUS ASSESSMENT								Parcel ID	117.0-0002-0015.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,000	0	5,000.	399,000	604,000	604,000	Year End Roll	12/18/2019
2019	101	FV	181,800	0	5,000.	393,300	575,100	575,100	Year End Roll	1/3/2019
2018	101	FV	181,800	0	5,000.	302,100	483,900	483,900	Year End Roll	12/20/2017
2017	101	FV	181,800	0	5,000.	285,000	466,800	466,800	Year End Roll	1/3/2017
2016	101	FV	181,800	0	5,000.	262,200	444,000	444,000	Year End	1/4/2016
2015	101	FV	171,400	0	5,000.	245,100	416,500	416,500	Year End Roll	12/11/2014
2014	101	FV	171,400	0	5,000.	225,700	397,100	397,100	Year End Roll	12/16/2013
2013	101	FV	171,400	0	5,000.	225,700	397,100	397,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKEOWN ELEANOR	26922-491		12/20/1996			10	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/19/2018		MEAS&NOTICE							CC	Chris C		
4/7/2009		Measured							372	PATRIOT		
11/6/2000		Hearing N/C										
3/25/2000		Inspected							201	PATRIOT		
2/10/2000		Measured							264	PATRIOT		
9/4/1993									MF			

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style				Full Bath: 1	Rating: Average			A Bath:	Rating:										
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 3 - Aluminum				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1922	Eff Yr Blt:							Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdct:		Fact:	.					Totals	RMs: 6	BRs: 3	Baths: 1	HB							
Const Mod:				CONDOS INFORMATION				REMODELING								RES BREAKDOWN			
Lump Sum Adj:				Location:				Exterior:					No Unit	RMS	BRS	FL			
INTERIOR INFORMATION				Total Units:				Interior:					1	6	3				
Avg Ht/FL: STD				Floor:				Additions:											
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:											
Sec Int Wall: 8 - Plyw Panel	25%			Name:				Baths:											
Partition: T - Typical				DEPRECIATION				Plumbing:											
Prim Floors: 4 - Carpet				Phys Cond: AV - Average	31.	%	Total:	Electric:											
Sec Floors:		%		Functional:		%		Heating:											
Bsmnt Flr: 12 - Concrete				Economic:		%		General:											
Subfloor:				Special:		%													
Bsmnt Gar:				Override:		%													
Electric: 3 - Typical																			
Insulation: 2 - Typical				CALC SUMMARY															
Int vs Ext: S				Basic \$ / SQ: 130.00															
Heat Fuel: 2 - Gas				Size Adj.: 1.35000002															
Heat Type: 1 - Forced H/Air				Const Adj.: 0.97029907															
# Heat Sys: 1				Adj \$ / SQ: 170.287															
% Heated: 100		% AC: 100		Other Features: 55421															
Solar HW: NO		Central Vac: NO		Grade Factor: 1.00															
% Com Wall		% Sprinkled:		NBHD Inf: 1.00000000															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 296996															
				Depreciation: 92069															
				Depreciated Total: 204927															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:		Before Depr:	170.29												
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net:	106.83												
				Final Total: 204900		Val/Su SzAd:	171.32												
PARCEL ID 117.0-0002-0015.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		16X10	A	PR	1960		0.00	T	64	101						
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE			
AssessPro Patriot Properties, Inc																			
																			